

2011 Property Tax Report

Crawford County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Crawford County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Crawford County

The average homeowner saw a 2.6% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 36.9% lower than they were in 2007, before the property tax reforms.

87.6% of homeowners saw lower tax bills in 2011 than in 2007.

60.7% of homeowners saw tax increases of between 1% and 9% from 2010 to 2011.

The largest percentage of homeowners have seen between a 30% and 59% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	1,589	68.7%	229	9.9%
No Change	284	12.3%	58	2.5%
Lower Tax Bill	440	19.0%	2,026	87.6%
Average Change in Tax Bill	2.6%		-36.9%	
Detailed Change in Tax Bill				
20% or More	73	3.2%	142	6.1%
10% to 19%	113	4.9%	34	1.5%
1% to 9%	1,403	60.7%	53	2.3%
0%	284	12.3%	58	2.5%
-1% to -9%	289	12.5%	87	3.8%
-10% to -19%	51	2.2%	143	6.2%
-20% to -29%	26	1.1%	256	11.1%
-30% to -39%	18	0.8%	432	18.7%
-40% to -49%	8	0.3%	389	16.8%
-50% to -59%	9	0.4%	203	8.8%
-60% to -69%	5	0.2%	113	4.9%
-70% to -79%	6	0.3%	85	3.7%
-80% to -89%	6	0.3%	56	2.4%
-90% to -99%	4	0.2%	56	2.4%
-100%	18	0.8%	206	8.9%
Total	2,313	100.0%	2,313	100.0%

Note: Percentages may not total due to rounding.

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LOSS OF STATE HOMESTEAD CREDIT AND TAX RATE INCREASES INCREASED HOMEOWNER TAX BILLS, BUT TAX CAPS HELPED KEEP THE INCREASE SMALL

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Homestead Property Taxes

Homestead property taxes increased 2.6% on average in Crawford County in 2011. This was less than the state average of 4.4%. Crawford County homestead taxes were still 36.9% lower in 2011 than they were in 2007, before the big tax reform. The homestead tax increase in 2011 was partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.3% in Crawford County in 2010. Tax rates increased in most Crawford taxing districts as well. Crawford's homestead tax bill increase was less than the state average partly because 14% of Crawford homeowners are at their tax caps and partly because Crawford County does not have a local homestead credit funded by local income taxes. The drop in local income tax distributions did not raise homestead property tax bills as a result.

Tax Rates

Property tax rates increased in most Crawford County tax districts in 2011. The average tax rate increased by 4.0% because an increase in the levy exceeded a smaller increase in net assessed value. Levies in Crawford County increased by 5.1%. The biggest levy increases were in the Crawford Schools debt service fund, the county general and reassessment funds, and the Leavenworth Fire Protection District's special general fund. Crawford County's total net assessed value increased 0.5% in 2011. (The certified net AV used to compute tax rates rose by 1.1%.) Homestead and agricultural net assessments decreased by 1.1% and 0.8%, respectively. Other residential assessments showed a small increase at 0.4%, while business net assessments increased by 2.9%.

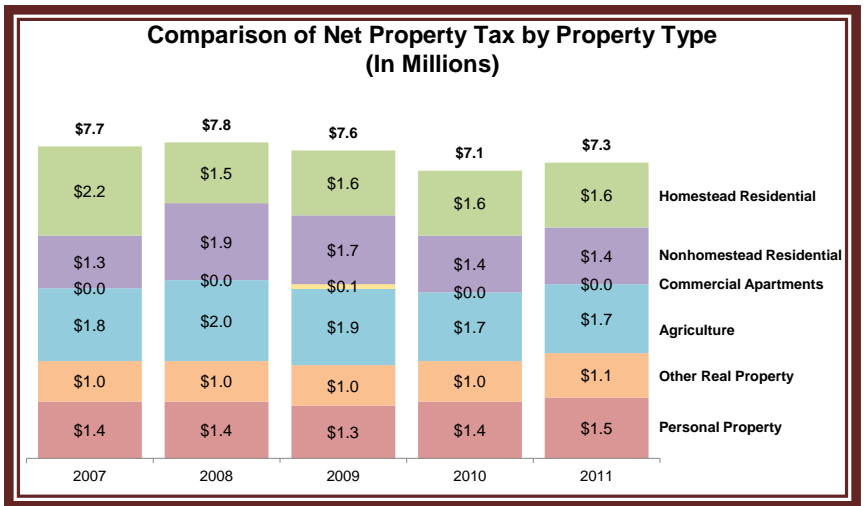
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*BUSINESS TAXES INCREASED; TAXES FELL
FOR OTHER NONHOMESTEAD PROPERTY*

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Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 2.3% in Crawford County in 2011, similar to the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills fall by 1.9%. Tax bills for commercial apartments dropped 21.5%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - rose by 7.1%. Agricultural tax bills fell 0.9%, despite the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS INCREASED IN
2011, DUE TO TAX RATE INCREASES*

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Total tax cap credit losses in Crawford County were \$1.2 million, or 14.6% of the levy. This was more than the state average loss rate of 9.2% and much more than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Crawford County's tax rates were higher than the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of English, Leavenworth, and Milltown, and in Boone Township. These units are in taxing districts with rates near or above \$3 per \$100 assessed value. The largest dollar losses were in the Crawford County Community School Corporation and the county unit.

Crawford County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$101,583	\$790,589	\$71,744	\$3,331	\$967,247	12.0%
2011 Tax Cap Credits	128,794	1,016,031	83,774	5,193	1,233,792	14.6%
Change	\$27,211	\$225,442	\$12,030	\$1,862	\$266,545	2.6%

Tax cap credits increased in Crawford County in 2011 by \$266,545, or 28%. The additional credits

represent an added loss of 2.6% of the total tax levy. Most of the increase in tax cap credits was in the 2% tax cap category, which covers nonhomestead residential/farmland. Tax rates are above \$2 per \$100 assessed value in all Crawford County taxing districts, so further increases in tax rates increase tax cap credits for property in the 2% category.

The Effect of Recession

The 2009 recession had a small effect on Crawford County assessments for pay-2011. Homestead and other residential property values and construction activity appear to have increased little in Crawford County in 2009. Smaller assessment increases mean larger tax rate increases, which causes more tax cap revenue losses.

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*2009 RECESSION MAY HAVE REDUCED
ASSESSED VALUE GROWTH IN 2011*

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$218,838,700	\$221,402,100	1.2%	\$71,515,866	\$70,759,623	-1.1%
Other Residential	58,080,900	58,378,500	0.5%	55,935,641	56,181,121	0.4%
Ag Business/Land	71,440,200	70,894,500	-0.8%	70,626,628	70,046,787	-0.8%
Business Real/Personal	101,907,720	103,730,680	1.8%	87,280,370	89,780,048	2.9%
Total	\$450,267,520	\$454,405,780	0.9%	\$285,358,505	\$286,767,579	0.5%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Crawford County Levy Comparison by Taxing Unit

Taxing Unit						%Change			
	2007	2008	2009	2010	2011	2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	9,820,151	10,798,416	7,546,871	7,820,807	8,218,929	10.0%	-30.1%	3.6%	5.1%
State Unit	6,636	7,656	0	0	0	15.4%	-100.0%		
Crawford County	3,811,404	3,911,028	2,664,276	2,748,506	2,852,321	2.6%	-31.9%	3.2%	3.8%
Boone Township	6,022	6,062	6,472	6,627	6,781	0.7%	6.8%	2.4%	2.3%
Jennings Township	30,086	30,539	27,966	31,591	14,359	1.5%	-8.4%	13.0%	-54.5%
Johnson Township	2,390	2,472	2,437	2,602	2,667	3.4%	-1.4%	6.8%	2.5%
Liberty Township	12,752	12,711	12,664	13,400	13,715	-0.3%	-0.4%	5.8%	2.4%
Ohio Township	9,937	10,127	10,684	11,021	4,896	1.9%	5.5%	3.2%	-55.6%
Patoka Township	14,593	14,690	15,773	16,257	16,514	0.7%	7.4%	3.1%	1.6%
Sterling Township	14,600	15,120	15,891	16,368	16,626	3.6%	5.1%	3.0%	1.6%
Union Township	6,398	6,628	6,764	7,100	7,254	3.6%	2.1%	5.0%	2.2%
Whiskey Run Township	11,140	11,515	11,029	11,965	12,171	3.4%	-4.2%	8.5%	1.7%
Alton Civil Town	0	0	0	0	0				
English Civil Town	70,889	73,165	75,169	77,701	79,162	3.2%	2.7%	3.4%	1.9%
Leavenworth Civil Town	18,984	18,754	20,287	20,935	19,860	-1.2%	8.2%	3.2%	-5.1%
Marengo Civil Town	50,692	52,374	54,658	56,139	57,283	3.3%	4.4%	2.7%	2.0%
Milltown Civil Town	47,907	51,703	53,968	58,097	56,721	7.9%	4.4%	7.7%	-2.4%
Crawford County Community School Corp	5,155,140	5,997,976	3,976,899	4,133,663	4,263,003	16.3%	-33.7%	3.9%	3.1%
Crawford County Public Library	122,762	133,026	138,932	143,511	146,423	8.4%	4.4%	3.3%	2.0%
Marengo-Liberty Township Fire	50,388	52,278	54,719	56,489	57,749	3.8%	4.7%	3.2%	2.2%
English Fire	154,253	148,760	150,706	156,189	234,245	-3.6%	1.3%	3.6%	50.0%
Whiskey Run Fire Protection Dist	69,173	80,414	78,620	74,086	46,583	16.3%	-2.2%	-5.8%	-37.1%
Leavenworth Fire Protection District	0	0	0	0	128,474				
Crawford County Solid Waste Mgt Dist	154,005	161,418	168,957	178,560	182,122	4.8%	4.7%	5.7%	2.0%
Crawford County Redevelopment Comm	0	0	0	0	0				

Crawford County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
13001	Boone Township	2.9455	--	--	--	--	--	--	2.9455
13002	Alton Town	2.9455	--	--	--	--	--	--	2.9455
13003	Jennings Township	2.8447	--	--	--	--	--	--	2.8447
13004	Leavenworth Town	3.0253	--	--	--	--	--	--	3.0253
13005	Johnson Township	2.6959	--	--	--	--	--	--	2.6959
13006	Liberty Township	2.8743	--	--	--	--	--	--	2.8743
13007	Marengo Town	3.3462	--	--	--	--	--	--	3.3462
13008	Ohio Township	2.8297	--	--	--	--	--	--	2.8297
13009	Patoka Township	2.8868	--	--	--	--	--	--	2.8868
13010	Sterling Township	2.9036	--	--	--	--	--	--	2.9036
13011	English Town	3.5583	--	--	--	--	--	--	3.5583
13012	Union Township	2.9070	--	--	--	--	--	--	2.9070
13013	Whiskey Run Township	2.8283	--	--	--	--	--	--	2.8283
13014	Milltown Town	3.8685	--	--	--	--	--	--	3.8685
13015	Carefree Town	2.8447	--	--	--	--	--	--	2.8447
13016	Johnson Township-English Fire	2.8872	--	--	--	--	--	--	2.8872

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Crawford County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	128,794	1,016,031	83,774	5,193	1,233,792	8,218,929	15.0%
<i>TIF Total</i>	0	0	0	0	0	225,338	0.0%
<i>County Total</i>	128,794	1,016,031	83,774	5,193	1,233,792	8,444,267	14.6%
Crawford County	44,907	352,217	24,157	1,796	423,077	2,852,321	14.8%
Boone Township	11	1,426	0	7	1,444	6,781	21.3%
Jennings Township	271	1,772	9	4	2,056	14,359	14.3%
Johnson Township	15	310	0	1	325	2,667	12.2%
Liberty Township	333	1,442	261	18	2,054	13,715	15.0%
Ohio Township	51	428	0	1	480	4,896	9.8%
Patoka Township	143	2,596	0	14	2,753	16,514	16.7%
Sterling Township	157	1,796	543	3	2,501	16,626	15.0%
Union Township	114	1,082	0	7	1,203	7,254	16.6%
Whiskey Run Township	380	1,320	137	11	1,848	12,171	15.2%
Alton Civil Town	0	0	0	0	0	0	
English Civil Town	1,061	6,547	8,216	28	15,852	79,162	20.0%
Leavenworth Civil Town	94	4,114	53	11	4,272	19,860	21.5%
Marengo Civil Town	519	7,102	3,131	51	10,802	57,283	18.9%
Milltown Civil Town	1,626	10,034	4,313	59	16,032	56,721	28.3%
Carefree Civil Town	0	0	0	0	0	0	
Crawford County Community School Corp	67,116	526,413	36,104	2,685	632,319	4,263,003	14.8%
Crawford County Public Library	2,305	18,081	1,240	92	21,718	146,423	14.8%
Marengo-Liberty Township Fire	1,402	6,072	1,101	74	8,650	57,749	15.0%
English Fire	2,246	32,214	2,401	146	37,006	234,245	15.8%
Whiskey Run Fire Protection Dist	1,456	5,052	524	40	7,072	46,583	15.2%
Leavenworth Fire Protection District	1,716	13,523	42	32	15,314	128,474	11.9%
Crawford County Solid Waste Mgt Dist	2,867	22,489	1,542	115	27,014	182,122	14.8%
Crawford County Redevelopment Comm	0	0	0	0	0	0	
TIF - Jennings Township	0	0	0	0	0	225,338	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.